BOARD OF ADJUSTMENT Zoning Administration Division Development Services Department (DSD)

Development Services Department (DSD) 201 North Stone Avenue, Tucson, Arizona 85701

*** NOTICE OF DECISIONS ***

DATE OF PUBLIC HEARING February 25, 2009

THE DECISIONS OF THE BOARD OF ADJUSTMENT MAY BE APPEALED TO THE SUPERIOR COURT OF PIMA COUNTY BY FILING A COMPLAINT FOR SPECIAL ACTION WITHIN THIRTY (30) DAYS AFTER THE BOARD HAS RENDERED ITS DECISION. ARIZONA REVISED STATUTES SECTION 9-462.06 (J)&(K).

CASE NO.

THE APPLICANT

C10-09-02 STEFFENSON RESIDENCE GARAGE ADDITION/M. STEFFENSON, 3324 NORTH CHRISTMAS AVENUE, R-1

The applicant's property is an 11,644 square foot lot developed with a single-family residence located on the southeast corner of North Christmas Avenue and East McKenzie Street and is zone R-1, residential. The applicant proposes to expand the residence with an addition comprised of a garage and additional living space. Tucson *Land Use Code (LUC)* Sections applicable to this project include, but are not limited to Section 2.3.4 providing design criteria for development in the R-1 zone, and Sections 3.2.3, 3.2.5 and 3.2.6 which provides the development criteria for all principal and accessory structures. The applicant is requesting the following variances: 1) Reduce the building setback of the garage adjacent to McKenzie Street from twenty (20) feet to ten (10) feet; 2) Reduce the length of the driveway from eighteen (18) feet to ten (10) feet; and, 3) Reduce the east side perimeter yard setback from six (6) feet to three feet (3').

DECISION: VARIANCES 1, 2, AND 3 GRANTED.

By LUC regulation, a building permit or development approval based upon a Board of Adjustment decision cannot be issued, until a minimum of fourteen (14) days after the Board's decision date.

IMPORTANT NOTICE

FOR VARIANCES OR DESIGN DEVELOPMENT OPTIONS (DDO) GRANTED BY THE ACTIONS OF THIS BOARD: IF A BUILDING PERMIT IS REQUIRED FOR THE PROJECT ASSOCIATED WITH THE VARIANCE OR DDO, IT MUST BE SECURED FROM THE DEVELOPMENT SERVICES DEPARTMENT (DSD) WITHIN 180 DAYS OF THE HEARING DATE.

VARIANCE AND DDO APPROVALS EXPIRE WITHIN 180 CALENDAR DAYS FROM THE DATE OF THIS MEETING. TWO ADDITIONAL (180 DAY) EXTENSIONS MAY BE GRANTED PROVIDED THERE IS GOOD CAUSE AND THE REQUEST IS MADE IN WRITING.

<u>UNLESS OTHERWISE NOTED</u>, BOARD OF ADJUSTMENT DECISIONS BECOME EFFECTUATED UPON OBTAINING BUILDING PERMITS (IF REQUIRED) AND FULL COMPLIANCE WITH ALL CONDITIONS OF THE BOARD' DECISION.

THE 180 DAY TIME FRAME TO OBTAIN A BUILDING PERMIT DOES NOT APPLY WHEN THERE IS AN OUTSTANDING ZONING VIOLATION WHICH PRECIPITATED THE VARIANCE OR DDO REQUEST FOR THE PROPERTY. THE APPLICANT OR PROPERTY OWNER MUST CONTACT THE DEPARTMENT OF NEIGHBORHOOD RESOURCES FOR THE DATE THE ZONING VIOLATION MUST BE ABATED.

If you want further information, please call Russlyn Wells at 837-4948 or Wayne Bogdan at 837-4946.

Sue Montes, Secretary Board of Adjustment

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